

Notice of Decision

File# SPL-22-0017

Notice is hereby given on this date, **January 27, 2023**, of issuance of a Short Plat Notice of Decision per Walla Walla Municipal Code Section 20.14.090 for the following project described below.

1. Applicant: Kyle Clemens, 731 Juniper Street, Walla Walla, WA 99362
2. Application filing date: November 23, 2022
3. Date that application was determined to be substantially complete: November 29, 2022
4. Location of proposed action: 1501 Fern Avenue
5. Parcel Number/s: 360728420086
6. Description of proposed action: *The applicant is requesting short plat approval to subdivide the subject parcel of approximately 31,404 sq. ft. or 0.72 total acres into two (2) residential lots. The resulting lots will range in size from approximately 21,673 sq. ft. to 9,731 sq. ft.*

The City of Walla Walla Development Services Department received and processed an application for a Short Plat. The application has been processed under Level II review per Walla Walla Municipal Code Chapter (WWMC) 19.24.010. Walla Walla Municipal Code Chapter 20.46, Site Plan Review Committee, states applications before the Site Plan Review Committee (SPRC) shall be reviewed and evaluated based upon city-adopted policies, programs, and ordinances, and shall be in keeping with the Walla Walla Comprehensive Plan.

In reviewing this application and other information related to this proposal, the approving authority has considered and incorporates by reference the following identified existing and submitted environmental documents: Walla Walla Comprehensive Plan Final Environmental Impact Statement (FEIS), issued May 22, 2018 and Walla Walla Comprehensive Plan - Walla Walla 2040, Ordinance 2018-15, adopted June 13, 2018. These documents are located at the offices of the City of Walla Walla Development Services Department at 55 E. Moore St., Walla Walla, Washington, and have been available for public review during all applicable comment periods on this proposal.

Based upon review of the application and other materials incorporated herein, the City of Walla Walla Development Services Director approves the proposal and hereby issues a preliminary short plat approval conditioned upon compliance with the Walla Walla Comprehensive Plan elements, Walla Walla Municipal Code Titles 12, 13, 19, 20, and 21 and including the following conditions of approval:

1. Approval of this Preliminary Short Plat is based upon compliance with the project description as provided in the application submitted and the Conditions of Approval set forth below. Any deviations from the project description, exhibits, timing, or conditions must be reviewed and approved by the City of Walla Walla

for conformity with this approval. Any change from these may require approval of changes to the permit and/or environmental review. Attached to this decision is a copy of the Short Plat survey and is hereby approved, as depicted.

2. Development shall comply with the provisions of the Walla Walla Municipal Code 13.16 pertaining to stormwater. Submitted stormwater documents at the time of building permit submittal, shall comply with the City of Walla Walla Stormwater Design Standards Handbook and Department of Ecology's Stormwater Management Manual for Eastern Washington.
3. Water and Sewer connections shall be extended to the new lot (Lot 2), at the time of development. A new 8-foot private sewer easement will be established to benefit Lot 1.

APPEAL:

This decision may be appealed as provided in Walla Walla Municipal Code 20.22.060 and 20.38 by filing a written appeal in the form required by Walla Municipal Code section 20.38 with the City of Walla Walla Development Services Department located at 55 E. Moore St., Walla Walla, WA 99362, within fourteen (14) days after service of this Notice of Decision. **Appeals must be filed by no later than February 13, 2023, at 5:00 p.m.**, and they shall not be deemed to be filed until they are actually received by the Development Services Department. All matters appealed must be consolidated into one appeal.

AFFECTED PROPERTY VALUATION:

Under Walla Walla Zone Code Section 20.14.090, affected property owners may submit to the Walla Walla County Assessor request to change their property's valuation for property tax purposes notwithstanding any program for revaluation.



J Preston Frederickson, Development Services Director